Item: 09-03SS.06; Z2003-029

SEMINOLE COUNTY GOVERNMENT LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION AGENDA MEMORANDUM

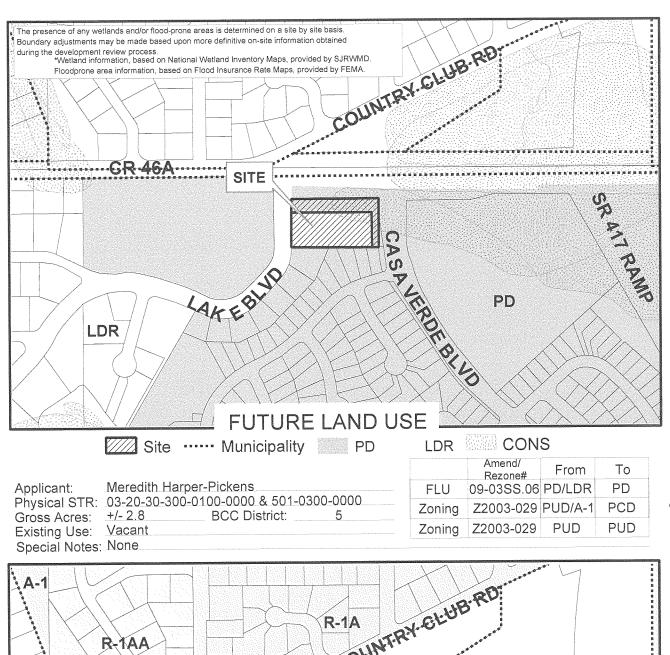
	• • • • • • • • • • • • • • • • • • • •	
Dei (Pla PU Coi	BJECT: Lake Boulevard/Casa Verde, Small Scale Land Use Amensity Residential to Planned Development; rezoning from A-1 (Aganned Commercial Development District); PUD (Planned Unit Development to the Chase Groves PUD Final mmitments, Classification and District Description for Mereditionicant	griculture) to PCD elopment) to PCD; Master Plan and
DE	PARTMENT: Planning and Development DIVISION: Planning	
	THORIZED BY: Matthew West CONTACT: Tony Matthews	EXT. 7373
A	genda Date <u>10/01/03</u> Regular Consent Work Session Public Hearing – 1:30 Public Hea	
2.	RECOMMEND approval of the proposed Small Scale Land Use Low Density Residential to Planned Development and residential to PCD (Planned Commercial Development District Unit Development) to PCD; PUD to PUD; and amendment to the Plan and Commitments, Classification and District Description for PUD, located at the southwest corner of CR 46A and Casa Verd Staff findings and recommendation; or RECOMMEND denial of the proposed Small Scale Land Use ame Density Residential to Planned Development and rezoning from APCD (Planned Commercial Development District); PUD (Planned to PCD; PUD to PUD; and amendment to the PUD Final Commitments, Classification and District Description for the Chlocated at the southwest corner of CR 46A and Casa Verde Boulevic CONTINUE this item to a date and time certain.	zoning from A-1 (Planned PUD Final Master the Chase Groves de Boulevard, with Public (Agriculture) to Unit Development) Master Plan and ase Groves PUD,
(D	istrict 5 – Commissioner McLain) (Tony N	/latthews, Planner)
The De PC from 0.8 and	ACKGROUND: De applicant is requesting approval of a Small Scale Land Use Americant Residential to Planned Development and rezoning from ACD (Planned Commercial Development District) on approximately of PUD (Planned Unit Development) to PCD on approximately acres; rezoning from PUD to PUD on approximately 416 acres; a damendment to the PUD Final Master Plan and Commitments, assification and District Description for the Chase Groves PUD.	1 (Agriculture) to

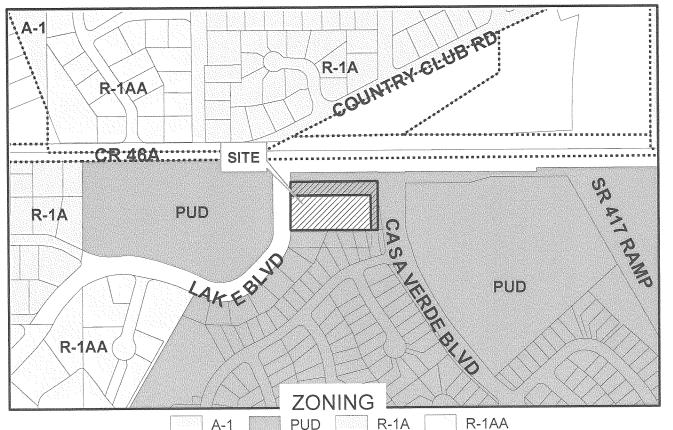
The applicant is proposing a 21,750 square foot neighborhood commercial development with those permitted uses in the CN (Restricted Neighborhood Commercial District) zoning classification, in addition to banking and financial institutions with drive through facilities and sit down restaurants (see enclosed PCD preliminary site plan).

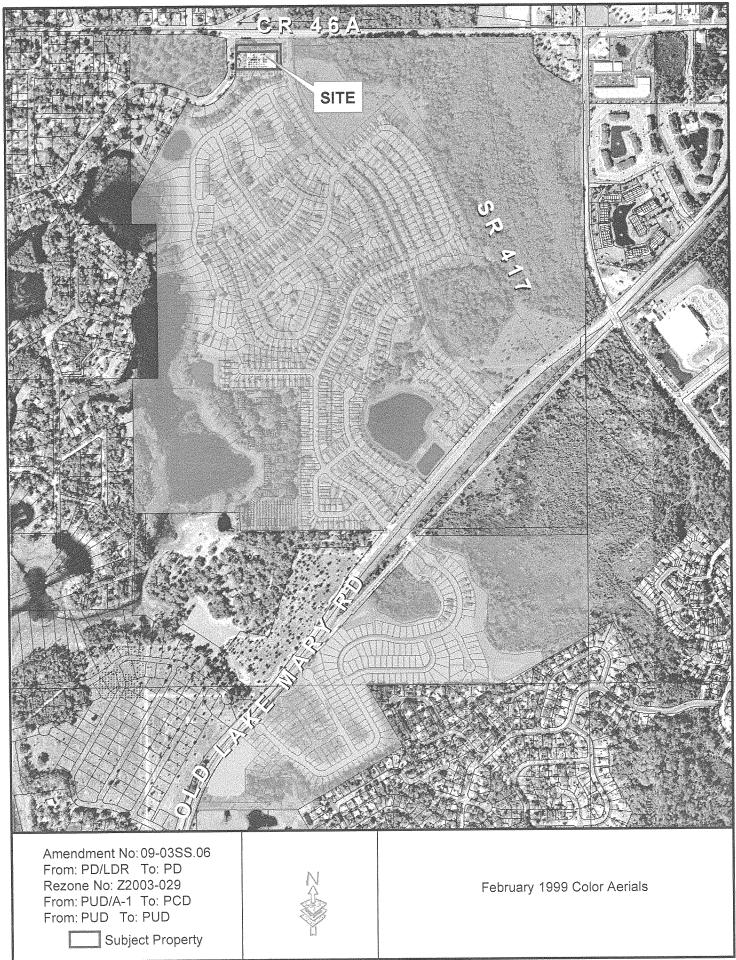
STAFF RECOMMENDATION:

RECOMMEND approval of the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development and rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD, with findings contained within the enclosed staff analysis.

Note: This item will be reviewed by the Seminole County Attorney's Office prior to the public hearing on October 1, 2003, and may have changes to the documentation.

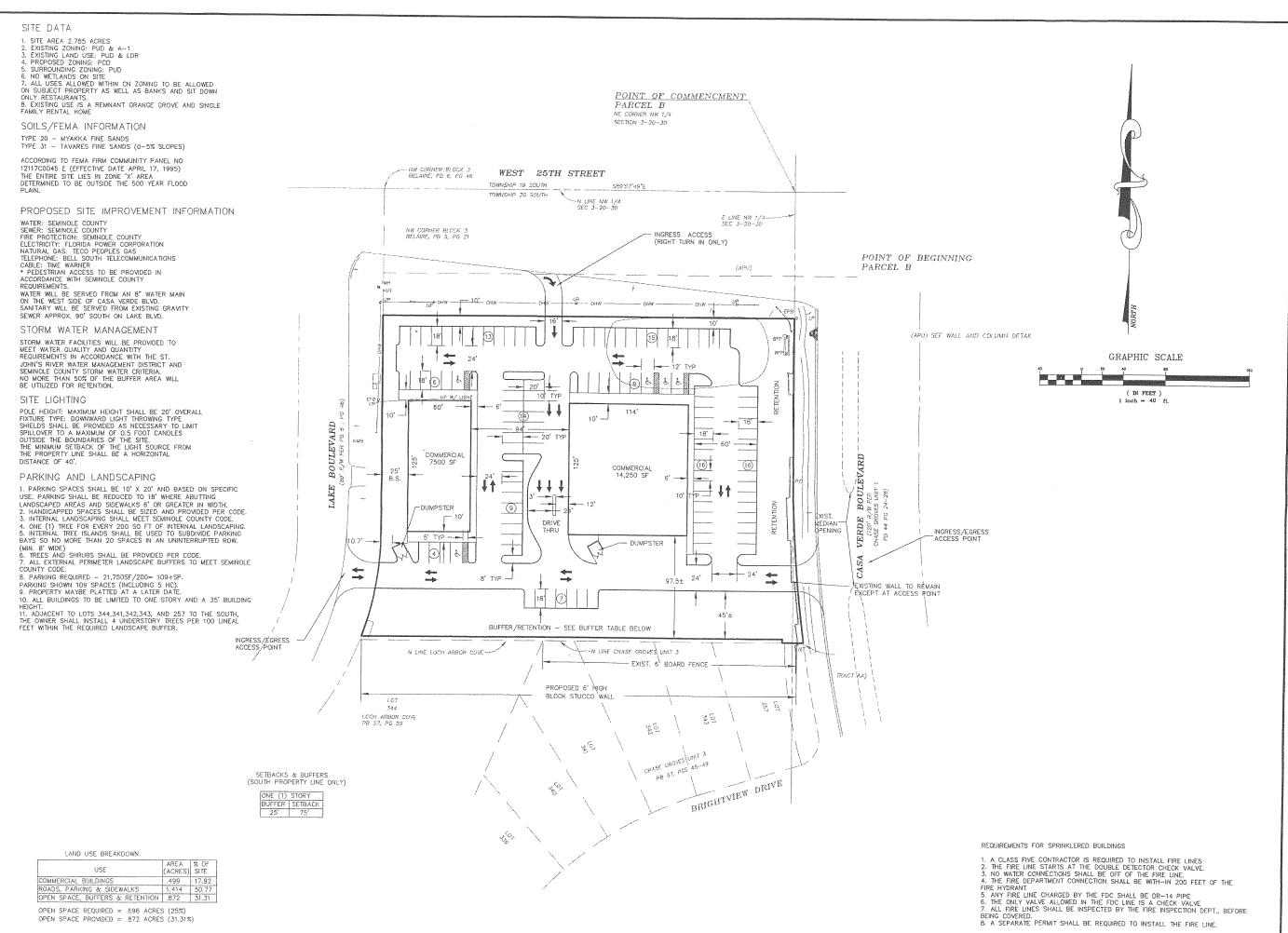








filename: L:/pl/projects/p&z/2003/staff_report_pkgs/amendments/z2003-029adaer 08/05/03



MADDEN engineering, inc. CIVIL ENGINEERS

431 E. Horatio Avenue Suite 260 Maitland, Florido 32751 (407) 629—8330

PROPERTY NA NA

ES H RDWCK PRELIMINARY $\overline{\mathbf{1}}$ Ë

OH,

JOB # 23130 DATE: 6/30/03 SCALE: 1"=40" DESIGNED BY: KDB
DRAWN BY: KDB
APPROVED BY: CMM

C-1

EXECUTIVE SUMMARY LAKE BOULEVARD/CASA VERDE Meredith Harper-Pickens

Low Density Residential to Planned Development A-1 to PCD; PUD to PCD; PUD to PUD

Amendment 09-03SS.06; rezoning Z2003-029

REQUEST			
APPLICANT	Meredith Harper-Pickens, Shutts & Bowen,		
	LLP		
PROPERTY OWNER(S)	Charles W. Hardwick		
PLAN AMENDMENT	Small Scale Land Use	mall Scale Land Use Amendment from Low	
	Density Residential to		
REZONING	A-1 (Agriculture) to PCD (Planned		
	Commercial Development District); PUD		
	(Planned Unit Development) to PCD; PUD to		
	PUD; and amendment to the PUD Final		
	Master Plan and Commitments, Classification		
	and District Description for the Chase Groves		
	PUD.		
LOCATION	Southwest corner of CR 46A and Casa Verde		
	Boulevard		
PROPOSED USE	Neighborhood Commercial uses		
APPROXIMATE SIZE	2.8 Acres (PD/LDR and A-1); 416 (PUD)		
EXISTING USE	Vacant/Open Space (PUD)		
HEARING DATE(S)	LPA/P&Z:	BCC:	
	October 1, 2003	<u> </u>	
SEC/TWP/RNG			
	0300-0000		
FILE NUMBER	09-03SS.06; Z2003-029		
COMMISSION DISTRICT	#5 – McLain		

RECOMMENDATION	
STAFF October 1, 2003	RECOMMEND approval of the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD, located at the southwest corner of CR 46A and Casa Verde Boulevard, with findings contained within the enclosed staff analysis.

STAFF ANALYSIS

Low Density Residential to Planned Development A-1 to PCD; PUD to PCD; PUD to PUD

Amendment 09-03SS.06; rezoning Z2003-029

- 1. **Property Owner(s):** Charles W. Hardwick.
- 2. **Tax Parcel Number(s):** 03-20-30-300-0100-0000 and 03-20-30-501-0300-0000.
- 3. **Applicant's Statement:** The applicant has stated that this request will provide for neighborhood commercial development (see enclosed Statement).
- 4. **Development Trends:** Development trends are toward single family residential uses, with proposed office and commercial uses within the Chase Groves PUD, east of Casa Verde Boulevard.

SITE DESCRIPTION

1. **PERMITTED USES** - The Planned Development future land use designation and PCD (Planned Commercial Development District) zoning classification provides for a variety of land use densities and intensities with final approval of uses by the Board of County Commissioners.

Abutting uses, future land use designations and zoning classifications are:

Location	Existing Use	Future Land Use	Zoning
Site	Vacant	PD/LDR	PUD/A-1
North	Vacant	LDR (Sanford)	A-G (Sanford)
South	Single Family	PD	PUD
East	Vacant	PD	PUD
West	Vacant	PD	PUD

Adjacent Uses: The abutting property located on the west side of Lake Boulevard, within the Chase Groves PUD (Tract KK, designated for single family residential uses) is owned by Seminole County. The County is proposing to use a portion of the property for CR 46A roadway improvement project. The property to the east, within the Chase Groves PUD, is planned for future C-1 (Retail Commercial District) uses.

Project Description: The proposed amendment and rezoning will allow for a 21,750 square foot neighborhood commercial development, which will allow those uses in the CN (Restricted Neighborhood Commercial District) zoning classification, in addition to banking and financial institutions with drive through facilities and site down restaurants. CN zoning is designed to serve areas of Seminole County that are predominantly residential in character but which require some neighborhood establishments and shops.

The applicant is proposing to remove 0.8 acres from the Chase Groves PUD to combine with the abutting 2 acres, not within the PUD, to allow the development direct access onto CR 46A. This 0.8 acre property is currently designated as Open Space (Tract A) within the Chase Groves PUD. Removal of this property from the PUD will not reduce the open space requirement of the Chase Groves development below the minimum 25 percent (current open space/recreation percentage within the PUD is approximately 32 percent).

SITE DESCRIPTION

2. PLAN PROGRAMS - Since the Plan (Vision 2020) policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the affect on the timing/financing of these programs) that will be affected by the amendment if approved.

<u>Summary of Program Impacts</u>: The proposed amendment to Planned Development and PCD rezoning do not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the <u>Seminole County Comprehensive Plan (Vision 2020)</u>. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Policy TRA 14.1).

A. <u>Traffic Circulation - Consistency with Future Land Use and Design Elements</u>: In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Traffic Circulation Element and all land development activities shall be consistent with the adopted Future Land Use and Design Elements (Policy TRA 2.1). The County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or arterial roadways and not on the adjacent local or residential streets. However, where improved traffic control can be achieved with minimum impact to adjacent residential neighborhoods, access may be considered on a local or residential street (Policy TRA 10.10).

The site is served by CR 46A, Casa Verde Boulevard and Lake Boulevard. Direct access into the site from CR 46A shall be right-in only. Access locations onto Lake Boulevard and Casa Verde Boulevard shall be a minimum of 200 feet from CR 46A.

CR 46A, an arterial roadway, is currently operating below the LOS standard of "E", but will be operating at an estimated LOS of "C" with improvements scheduled for 2006. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted.

B. <u>Water and Sewer Service - Extension of Service to New Development</u>: Future Land Use Element Exhibit 20 (Services and Facilities By Classification) requires a full range of urban services to serve the proposed uses (Policy POT 4.5 and Policy SAN 4.4).

The site is within the Seminole County utilities service area and will be required to connect to the County's central water and sewer service system.

C. <u>Public Safety – Adopted Level of Service</u>: The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Policy PUB 2.1).

The property is served by the City of Sanford Fire Station #38. Response time to this site would not exceed the County's average response time standard of five (5) minutes.

- **3. REGULATIONS** The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan (Vision 2020).
- A. Preliminary Development Orders: Capacity Determination: For preliminary development orders and for final development orders under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows... No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Policy IMP 2.4).

A review of the availability of public facilities to serve the project indicates that there would be adequate capacity to serve the site, and that the proposed Plan amendment and rezoning would create no adverse impacts to County public facilities.

B. <u>Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection</u>: The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(FLU Policy 1.2 and 1.3).

There are no wetlands or flood prone areas identified on this property. The property is located within the Lake Monroe Drainage Basin. The site can be developed with code compliance.

Stormwater retention design, to be approved at time of PCD final site plan, may result in reduced development activities for this property.

C. <u>Protection of Endangered and Threatened Wildlife</u>: The County shall continue to require, as part of the Development Review Process, that prior to development approval, proposed development to coordinate with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife (Policy CON 3.13).

Prior to submission of a final PCD site plan a survey of threatened and endangered and species of special concern will be required to determine the presence of any endangered or threatened wildlife.

4. **DEVELOPMENT POLICIES** - Additional criteria and standards are also included in the Plan (Vision 2020) that describes when, where and how development is to occur. Plan

development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. <u>Compatibility</u>: When the County's Future Land Use Map (FLUM) was developed, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the <u>Seminole County Comprehensive Plan (Vision 2020)</u> (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, and no creation of new strip commercial developments through Plan amendments, etc.).

Based upon an <u>initial</u> evaluation of compatibility, Planned Development land use, as proposed, would be consistent with Plan policies identified at this time and therefore is consistent with the <u>Seminole County Comprehensive Plan (Vision 2020)</u>.

Compatibility with surrounding uses can be achieved by applying the conditions set forth in the enclosed rezoning development order that addresses location criteria, size, design, access, buffering, lighting, and hours of operation, consistent with the following:

- 1. The County may allow commercial Plan amendments in areas designated for residential uses only under the following conditions:
- A Uses do not encourage urban sprawl;
- B Uses are located at the intersection of a collector or arterial roadways and will not set a precedent for future strip commercialization;
- C Development intensity is limited and designed to serve the needs of the immediate neighborhoods;
- D Development occurs as a planned development (including master/site plan) to provide for the following:
 - 1 Ample public review prior to development approval;
 - 2 Intensity limitations based on traffic impact studies;
 - 3 On-site and necessary off-site sidewalks for convenient and safe pedestrian access:
 - 4 Building size and location to maximize visual compatibility;
 - 5 Sufficient setbacks, landscaping and buffers to maximize visual compatibility; and
 - 6 Appropriate hours of operation to minimize noise and lighting impacts (Policy FLU 2.4).
- 2. The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas. Exhibit FLU: Appropriate Transitional Land Uses is to be used in determining appropriate transitional uses (Policy FLU 2.5).
- 3. The County shall consider uses or structures proposed within the Planned Unit Development (PUD) and Planned Commercial Development (PCD) zoning classifications on a case by case basis evaluating the compatibility of the proposed

classifications on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of development standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PUD or PCD zoning classification (Policy FLU 2.11).

4. The <u>Seminole County Comprehensive Plan (Vision 2020 Plan)</u> defines neighborhood commercial uses as ranging from 2,500 to 30,000 square feet but not to exceed 75,000 square feet. The applicant is proposing a 21,750 square foot neighborhood commercial development, which will allow those uses within the CN (Restricted Neighborhood Commercial) zoning classification, in addition to banking and financial institutions with drive through facilities and sit down restaurants. Development must comply with the applicable provisions of the CN zoning classification.

Applicable Plan policies include, but are not limited to, the following:

- 1. Policy FLU 2.4 (Neighborhood Commercial Uses).
- 2. Policy FLU 2.5 (Transitional Land Uses).
- 3. Policy FLU 2.11 (Determination of Compatibility in the Planned Unit Development and Planned Commercial Development Zoning Classifications).
- 4. FLU Exhibit 4 (Future Land Use Densities And Allowable Zoning Classifications).
- 5. Planned Development future land use designation.
- B. Concurrency Review Application to New Development: For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public safety level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Policy CIE 3.2).

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the development. The applicant has filed a Concurrency Review Deferral Affidavit.

- **5. COORDINATION** Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.
- A. <u>Plan Coordination</u>: The County shall continue to coordinate its comprehensive planning activities with the plans and programs of the School Board, major utilities, quasi-public agencies and other local governments providing services but not having regulatory authority over the use of land (Policy IGC 2.9). Seminole County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies by...as the County is now a charter County (Policy IGC 3.3).

The <u>Seminole County Comprehensive Plan (Vision 2020)</u> fully complies with the State Comprehensive Plan adopted pursuant to Chapter 187, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council pursuant to Chapter 163, Florida Statutes. Consistency with the State Plan and the Regional Policy Plan may be evaluated by individual review agencies during the Plan amendment review process.

STAFF RECOMMENDATION

1. PLAN AMENDMENT AND REZONING:

RECOMMEND approval of the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD, with the following findings:

- A. Compatibility with surrounding uses can be achieved by applying the conditions set forth in the enclosed rezoning development order that addresses location criteria, size, design, access, buffering, lighting, and hours of operation.
- B. CN zoning is designed to serve areas of Seminole County that are predominantly residential in character but which require some neighborhood establishments and shops.
- C. The proposed use is within the allowable range of square footage for neighborhood commercial uses (i.e., not to exceed 75,000 square feet).
- D. Restaurants, whether sit down or drive through, would not be compatible with adjacent residential uses, due to potential noise and odor generated from patrons using outdoor seating for smoking, and therefore are not recommended.
- E. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted.
- F. Removal of the 0.8 acre property from the PUD will not reduce the open space requirement of the Chase Groves development below the minimum 25 percent.
- G. The proposed amendment to Planned Development and PCD rezoning do not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the <u>Seminole County Comprehensive Plan (Vision 2020)</u>.
- H. Planned Development future land use and PCD zoning use would be consistent with Plan policies identified at this time.

2. **DEVELOPMENT CONDITIONS**:

If the LPA/P&Z recommends the proposed amendment and rezoning, staff recommends approval of the enclosed rezoning development order.

Note: As this is a preliminary plan, additional conditions may be placed on the PCD site plan during the final site plan review process.

STATEMENT OF REASONS FOR REQUESTING AMENDMENT

The Property is identified as Tax Parcel Id: 03-20-30-300-0100-0000 and comprises approximately .783 acres (the "Property"). The Property lies directly along the frontage of C.R. 46A and is currently part of the Chase Groves DRI located in Seminole County, Florida. There is also direct access to the Property from Casa Verde Boulevard located to the east. The Property currently has a PUD future land use designation under the Comprehensive Plan because it is part of the Chase Groves DRI. In conjunction with this request for a Small Scale Comprehensive Plan Amendment, we are in the process of filing a Notice of Proposed Change asking that the Property be removed from the Chase Groves DRI. We are requesting that the future land use designation be changed to Commercial for the reasons discussed below.

Because we are requesting that the Property be removed from the Chase Groves DRI, it no longer is practical for the PUD future land use designation to be maintained. The majority of the land that comprises the Chase Groves DRI has a future land use designation of PUD and is residential in nature. The size and location of the Property make it impractical to use it for residential development. In fact, because the Property is located directly off C.R. 46A with additional access from Casa Verde Boulevard it makes it an ideal location for commercial development. The existing infrastructure, including the widening of C.R. 46 A, has the capacity to handle commercial development on the Property.

A change of the future land use designation of the Property from PUD to Commercial will allow the County to promote a variety of its goals under its Comprehensive Plan. The addition of a commercial site in this area will serve as a compatible transition of land between existing low-density residential uses surrounding the Property and in effect will serve as infill development and help prevent urban sprawl. The Applicant is also processing a Notice of Proposed Change to the Chase Groves Development of Regional Impact to remove this property from the DRI. Because Dr. Hardwick is a different property owner from the developer of the Chase Groves DRI, and because of the location and small size of Dr. Hardwick's property, removal from the DRI is logical. Otherwise, Dr. Hardwick would be required to submit annual reports to the governmental agencies and participate in a DRI of which he is only an owner of a small portion of the total DRI property.

In light of the foregoing, we respectfully request that the County take the information presented into consideration and approve a Small Scale Comprehensive Plan Amendment granting a change in the future land use designation to Commercial. The owner is mindful of the surrounding residential developments and will work in good faith with the County to ensure that any future commercial development will incorporate adequate landscape buffers to maintain the aesthetic quality and integrity of the neighborhood.

STATEMENT OF REASONS FOR REQUESTING AMENDMENT

The Property is identified as Tax Parcel Id: 03-20-30-501-0300-0000 and comprises approximately 2.002 acres (the "Property"). The Property is located in between Lake Boulevard South and Casa Verde Boulevard and is adjacent to a parcel that lies directly along the frontage of County Road 46A in Seminole County. The Property currently has an Agricultural/Low Density Residential land use designation under Seminole County's Comprehensive Plan. We are requesting that the designation be changed to Commercial for the reasons discussed below.

The Property is surrounded by parcels designated Commercial and Single-Family uses. In light of the designated land uses surrounding the Property and the current development trends, a future land use designation of Agricultural is impractical. In addition, because several of the parcels surrounding the Property have already been developed as subdivisions, the need to develop the Property as Low Density Residential is not necessary. As you know, C.R. 46A has recently been improved/widened in anticipation of continued development along this corridor and because the Property has direct access to C.R. 46A it is an ideal location for commercial use. Furthermore, the addition of a Commercial use designation in this area will act as infill and help prevent urban sprawl.

By changing the future land use designation of the Property to Commercial, the County will be furthering its goals under its Comprehensive Plan, which include encouraging infill development and providing transitional land use designations on certain parcels to ensure a compatible transition of land use density between existing low density residential and higher density residential and non-residential uses. The flexibility to develop the Property as a commercial site will provide an opportunity to bring additional services to the area so that surrounding residential communities need not drive long distances. Furthermore, the infrastructure required to support a Commercial use designation is already in place.

We respectfully request that the County take the foregoing into consideration and approve a Small Scale Comprehensive Plan Amendment granting a change in future land use designation to Commercial. The owner of the Property is aware of the surrounding residential developments and will work in good faith with the County to ensure that any development will include adequate landscape buffers to maintain the ascetic quality of surrounding neighborhoods and the village-like atmosphere.

DEVELOPMENT ORDER #03-22000005

Z2003-029

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On November 18, 2003, Seminole County issued this Development Order

relating to and touching and concerning the following described properties:

Legal descriptions attached as Exhibit "A" and "B".

(The aforedescribed legal descriptions have been provided to Seminole County by the

owner of the aforedescribed property.)

FINDINGS OF FACT

Property Owner(s): Charles W. Hardwick

112 Crystal View South

Sanford, FL 32773

Project Name: Hardwick PCD.

Requested Development Approval: Rezoning from the A-1 (Agriculture) zoning classification to the PCD (Planned Commercial Development District) zoning classification; rezoning from the PUD (Planned Unit Development) zoning classification

to the PCD (Planned Commercial Development District) zoning classification and

approval of the associated PCD preliminary site plan attached as Exhibit "C".

The development approval sought is consistent with the Seminole County

Comprehensive Plan (Vision 2020) and will be developed consistent with and in

compliance to applicable land development regulations and all other applicable

regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to

the development conditions and commitments stated below and has covenanted and

agreed to have such conditions and commitments run with, follow and perpetually

burden the aforedescribed property.

Prepared by: Tony Matthews

1101 East First Street

Sanford, Florida 32771

\\pd_csb\vol1\pdhtedocs\htltr\pzltr\prod\pz2003\p0023685.doc

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED.**
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - 1. Permitted uses within the PCD shall be limited to the list of permitted uses within the CN (Restricted Neighborhood Commercial District) zoning classification, and shall include banking and financial institutions with drive through facilities; however no outdoor amplification of sound shall be permitted.
 - 2. Development to comply with the applicable provisions of the CN (Restricted Neighborhood Commercial District) zoning classification, unless more restrictive conditions are set forth within this development order.
 - 3. Floor area ratio shall not exceed 0.25 FAR.
 - 4. A minimum of 25 percent open space shall be provided on site.
 - 5. Lighting shall be cut-off/shoe box style with light poles not to exceed 16 feet in height, be setback a minimum of 50 feet from adjacent properties and lighting shall not exceed 0.5 foot candles at the property boundaries. Details of lighting plan shall be submitted with the PCD final site plan.
 - 6. Developer to submit architectural renderings, including wall and landscape plan at time of PCD final site plan.
 - 7. Automated teller machines shall be located on the side of the building facing CR 46A.
 - 8. The maximum single building size shall be 16,000 square feet. Building configuration shall be determined at the time of PCD final site plan.
 - 9. Awnings, if provided, shall be sensitive to the building height, size, materials and color. Awning colors shall be muted or neutral.
 - 10. Neon signs or highlighting of buildings with neon shall not be permitted.
 - 11. The buildings shall be residential in character and the roofs shall contain varying architectural features so that they do not appear to be predominantly flat. The exterior building materials of the buildings shall be predominantly brick with stucco architectural features. All electrical and mechanical equipment, and all

drain scuppers on any building facade shall be screened and painted to match the building, or decoratively integrated as a building facade architectural fenestration. Exterior of buildings shall not be lighted with decorative up or down lightning.

- 12. The maximum building height shall not exceed 35 feet and shall be limited to one story in height.
- 13. Maximum total square footage of proposed buildings shall not exceed 21,750 square feet.
- 14. Dumpster/refuse areas shall be located a minimum of fifty (50) feet from any adjacent residential uses.
- 15. Access to C.R. 46-A shall be right-in only.
- 16. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted.
- 17. The dumpster pickup hours shall be limited to 8:00 a.m. to 6:00 p.m.
- 18. Hours of operation, including delivery operations, shall be from 7:00 a.m. to 9:00 p.m.
- 19. Developer, at its option, may select to subdivide the property into a maximum of 2 parcels. This division will allow each parcel to meet minimum parking standards; however, no side yard setbacks or landscape buffers will be required along the new property split line, unless required by the Land Development Code of Seminole County. Appropriate access/parking/drainage/utility easement would be addressed during the lot split process.
- 20. A three (3) foot high picket fence shall be installed along the Lake Boulevard frontage which matches the architecture of the buildings, supplemented with four (4) canopy trees and four (4) understory trees per 100 lineal foot.
- 21. The buffer adjacent to the existing single family lots on the south side of the site shall be a minimum 25 feet in width with a six (6) foot block stucco wall and eight (8) canopy trees per 100 lineal feet. Four (4) understory trees per 100 lineal feet shall be placed within this buffer. Existing trees may satisfy some of the planting requirements of this condition. Existing trees within the buffer shall be preserved to the greatest extent possible where not impacted by the installation of the wall.
- 22. A minimum building setback of 75 feet shall be required from the south property line.
- 23. The building setback along Lake Boulevard shall be a minimum of 25 feet.
- 24. Retention shall not be permitted within 20 feet of the southern property line to allow for installation of landscaping adjacent to residential uses.

3

- 25. Illuminated wall signs are subject to the CN (Restricted Neighborhood Commercial District) zoning restrictions and shall not be placed on the west or south side of buildings. One (1) illuminated ground sign shall be permitted on the north side (CR 46A) of the property, subject to the CN zoning restrictions. Illuminated signs may not be on (lighted) between the hours of 9:00 p.m. and 7:00 a.m.
- 26. Pedestrian connections shall be provided from the sidewalk along CR 46A, Casa Verde and Lake Boulevard to the sidewalks in front of the buildings.
- 27. Development must meet all other applicable provisions of the Seminole County Comprehensive Plan (Vision 2020) and Land Development Code of Seminole County.
- (4) This Development Order touches and concerns the aforedescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By:
Daryl G. McLain, Chairman
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Charles W. Hardwick, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order. Charles W. Hardwick Witness Witness STATE OF FLORIDA COUNTY OF SEMINOLE I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ___ who is personally known to me or who has produced as identification and who did take an oath. WITNESS my hand and official seal in the County and State last aforesaid this day of_____, 2003. Notary Public, in and for the County and State Aforementioned My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

PUD to PCD (Z2003-029)

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

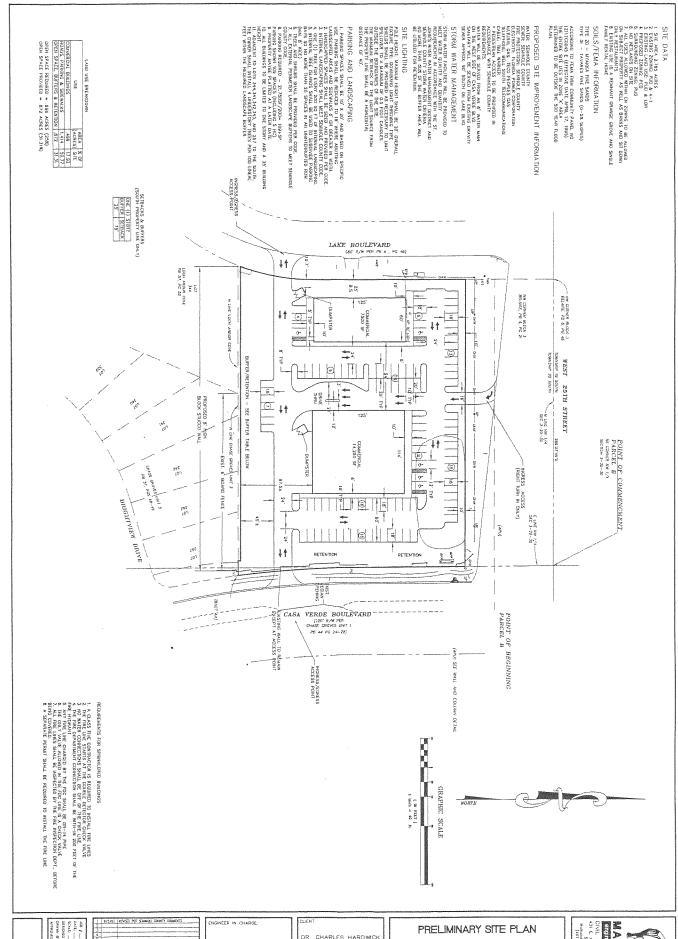
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3. TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05": THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS: THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3. AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET: THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF: THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122. PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" LEGAL DESCRIPTION

A-1 to PCD (Z2003-029)

BEGINNING 170 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 3 BEL-AIR AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 200 FEET SOUTH OF THE TOWNSHIP LINE BETWEEN TOWNSHIPS 19 AND 20 SOUTH, THENCE RUN SOUTH 127.23 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 44E AND A RADIUS OF 280 FEET, THENCE ALONG SAID CURVE A CHORD DISTANCE OF 99.25 FEET, THENCE EAST 402.55 FEET, THENCE NORTH 225 FEET, THENCE WEST 385 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"



 $\frac{1}{2}$

CHARLES N. MADDEN P.E. #36717

DR. CHARLES HARDWICK 112 CRYSTAL WEW SOUTH SAMFORD, FLORIDA 32773

FOR DR. HARDWICK PROPERTY



ADDENDUM NO. 7 DEVELOPERS COMMITMENT AGREEMENT CHASE GROVES PUD

The Developers Commitment Agreement, dated September 13, 1988, is hereby amended to read:

- I. Parcel "A" is hereby removed from the Chase Groves PUD (1996 PUD Plan). Legal description attached as Exhibit "A".
- II. Statement of Basic Facts

Total Acreage – 416.1

III. Land Use Acres

Open Space/ Recreation 135.7

- VI. Vehicular and Pedestrian Circulation System
 - B. Roads
 - Access
 - b. The exact location and geometry of access points shall be approved by the COUNTY. Consistent with access locations as shown on the Final Master Plan, curbcuts shall be placed as far as possible from the intersection of CR 46A and Airport Boulevard, and any existing curb cuts closed. Whenever properties internal to the site are in separate ownership and share common driveway or roadway facilities, cross easement agreements for such shared use. either pursuant to a master Declaration of Covenants, Conditions, Easements Restrictions for the DEVELOPMENT. pursuant to individual agreements shall be created and submitted to the COUNTY in conjunction with specific site plan review.

Notwithstanding the foregoing, the following curbcuts shall be permitted to allow for vehicular and pedestrian ingress and egress to and from Parcel "A" and Parcel "A-1" as more

- <u>Properly depicted on the attached portion of the Chase Groves PUD Revised Master Plan</u> (attached as Exhibit "B":
- A right-in only curbcut located on the northern boundary line of Parcel "A" allowing access to CR 46A.
- 2. A full access curbcut located along the western boundary line of the Parcel "A-1", which is located directly to the south of and adjacent to Parcel "A" providing for direct access to and from Lake Boulevard South.
- 3. A full access curbcut located along the eastern boundary line of the Parcel "A-I", which is located directly to the south of and adjacent to Parcel "A", allowing access to and from Casa Verde Boulevard.

Meredith H. Pickens, Esq., as authorized agent for Dr. Charles W. Hardw			
BY:	Dated:		
Meredith H. Pickens, Esq.			
Seminole County Board of County Com	nmissioners		
BY:	Dated:		
Chairman			

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS; THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3, AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122, PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT **CLASSIFICATION:** PROVIDING FOR LEGISLATIVE DISTRICT) ZONING FINDINGS; PROVIDING FOR SEVERABILITY: PROVIDING FOR CODIFICATION: AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

- The Board of County Commissioners hereby adopts and incorporates into this (a) Ordinance as legislative findings the contents of the document titled "Lake Boulevard/Casa Verde Staff Analysis".
- The Board hereby determines that the economic impact statement referred to (b) by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from the A-1 (Agriculture) to the PCD (Planned Commercial Development District) zoning classification.

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon the date of filing with the Department and recording of the Development Order #03-22000005 in the Official Land Records of Seminole County.

> ENACTED this 18th day of November 2003 BOARD OF COUNTY COMMISSIONERS SEMINOLE COUNTY, FLORIDA By:__ Daryl G. McLain, Chairman

EXHIBIT A LEGAL DESCRIPTION

Z2003-029 (A-1 to PCD)

BEGINNING 170 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 3 BEL-AIR AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 200 FEET SOUTH OF THE TOWNSHIP LINE BETWEEN TOWNSHIPS 19 AND 20 SOUTH, THENCE RUN SOUTH 127.23 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 44E AND A RADIUS OF 280 FEET. THENCE ALONG SAID CURVE A CHORD DISTANCE OF 99.25 FEET, THENCE EAST 402.55 FEET, THENCE NORTH 225 FEET, THENCE WEST 385 FEET TO THE POINT OF BEGINNING.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT **CLASSIFICATION**; PROVIDING FOR DISTRICT) ZONING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

- The Board of County Commissioners hereby adopts and incorporates into this (a) Ordinance as legislative findings the contents of the document titled "Lake Boulevard/Casa Verde Staff Analysis".
- The Board hereby determines that the economic impact statement referred to (b) by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from the PUD (Planned Unit Development) to the PCD (Planned Commercial Development District) zoning classification.

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon the date of filing with the Department and recording of the Development Order #03-22000005 in the Official Land Records of Seminole County.

ENACTED this 18th day of November 2003
BOARD OF COUNTY COMMISSIONERS SEMINOLE COUNTY, FLORIDA
By:
Daryl G. McLain, Chairman

EXHIBIT A LEGAL DESCRIPTION

PUD to PCD (Z2003-029)

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS; THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3. AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122, PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY: ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS: PROVIDING FOR SEVERABILITY: PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

- The Board of County Commissioners hereby adopts and incorporates into this (a) Ordinance as legislative findings the contents of the document titled "Lake Boulevard/Casa Verde Staff Analysis".
- The Board hereby determines that the economic impact statement referred to (b) by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from the PUD (Planned Unit Development) to the PUD (Planned Unit Development) zoning classification.

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall take effect upon filing the Ordinance with the Department of State.

> ENACTED this 18th day of November 2003 BOARD OF COUNTY COMMISSIONERS SEMINOLE COUNTY, FLORIDA By:__ Daryl G. McLain, Chairman

EXHIBIT "A" LEGAL DESCRIPTION CHASE GROVES

PUD to PCD (Z2003-029)

PARCEL A

Block 2, BELAIRE, as recorded in Plat Book 6, Page 46, of the Public Records of Seminole County, Florida.

LESS:

Begin at the Northeast corner of said Block 2; thence run S.00°02'52". W along the East line of said Block 2 for a distance of 20.00 feet; thence run N.84°18'01". W for a distance of 200.98 feet to a point on the North line of said Block 2, said point being 200.00 feet Westerly of the aforementioned Northeast corner of Block 2; thence run N.89°59'19". E along said North line for a distance of 200.00 feet to the Point of Beginning.

Subject to any rights-of-way and easements of record.

PARCEL B

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 3, thence run N.89°50'20". W along the North line of the Northeast ¼ of said Section 3 for a distance of 40.00 feet to a point on the Northerly prolongation of the Westerly Right-of-Way line of Airport Boulevard (80' right-of-way), thence run S.00°03'51". E along said line for a distance of 514.35 feet to the southeast corner of lands described in Official Record Book 1231, Page 1698 of the Public Records of Seminole County, Florida, said corner being the POINT OF BEGINNING.

Thence continue S.00°03'51". E along the aforementioned Westerly Right-of-Way line of Airport Boulevard for a distance of 1057.48 feet to a point of curvature of a curve concave Easterly having a radius of 1949.36 feet; thence run Southerly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°37'32" for a distance of 395.63 feet to a point on the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51". E along the East line of said Northeast 1/4 for a distance of 668.69 feet to a point on the Westerly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run S.52°28'50". W along said right-of-way for a distance of 353.99 feet to a point of curvature of a curve concave Southeasterly having a radius of 5033.80 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°47'10" for a distance of 1035.49 feet; thence run S.40°41'39". W along said Westerly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly having a radius of 5944.38 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line for a distance of 118.36 feet to a point on the South line of the North ½ of the Southeast ¼ of the aforementioned Section 3; thence run N.89°49'28".W along said South line for a distance of 918.35 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 3, thence run N.89°32'31". W along the South line of said Northeast 1/4 of the Southwest 1/4 for a distance of 400.00 feet to a point on the West line of the West 400.00 feet of said Northeast 1/4 of the Southwest 1/4; thence run N.00°19'37". E along said West line for a distance of 162.44 feet to a point on the South line of the North 1149.50 feet of said Northeast 1/4 of the Southwest 1/4; thence run S.89°49'36". W along said South line for a distance of 895.78 feet to a point on the East line of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida; thence run N.00°13'41". W along said East line for a distance of 1149.50 feet to a point on the South line of the West 210.00 feet of the Southeast 1/4 of the Northwest 1/4 of the aforementioned Section 3; thence run N.89°44'36". E along said South line for a distance of 193.28 feet to the Southeast corner thereof; thence run N.00°03'54". E along the East line of said West 210.00 feet of the Southeast 1/4 of the Northwest 1/4 for a distance of 1335.51 feet to the Northeast corner thereof, thence run S.89°26'51". W along the North line of said West 210.00 feet of the Southeast 1/4 of the Northwest 1/4 for a distance of 210.01 feet to the Northwest corner thereof, thence run N.00°03'54". E along the West line of the Northeast ¼ of the Northwest ¼ of said Section 3, for a distance of 209.31 feet; thence run N.29°16'46". E along the Westerly line of lands described in Official Record Book 1056,

Page 676 of the Public Records of Seminole County, Florida for a distance of 979.82 feet to a point on a curve concave Northerly having a radius of 199.79 feet and a chord bearing of N.85°05'36".E; thence run Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Lake Boulevard (80' right-of-way) through a central angle of 82°02'57" for a distance of 286.11 feet; thence run N.44°04'07". E along said Southerly Right-of-Way line for a distance of 140.69 feet to a point of curvature of a curve concave Northwesterly having a radius of 280.00 feet; thence run Northeasterly along the arc of said curve and said Southerly line through a central angle of 22°41'07" for a distance of 110.86 feet; thence run S.º89'57"49.E along the aforementioned Westerly line of Official Record Book 1056, Page 676 for a distance of 406.24 feet; thence run N.00°31'20".W along said Westerly line for a distance of 225.00 feet; thence run N.89°57'49".W along said Westerly line for a distance of 385.00 feet to a point on the Easterly Right-of-Way line of said Lake Boulevard; thence run N.00°02'52".E along said Easterly Right-of-Way line for a distance of 123.63 feet to a point on the South Right-of-Way line of 25th Street; thence run S.89°57'49". E along said South Right-of-Way line for a distance of 392.86 feet; thence run S.89°50'20". E along said South Right-of-Way line for a distance of 2188.25 feet to the Northwest corner of lands described in Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01".E along the Westerly line of said Official Record Book 1257, Page 794 for a distance of 127.17 feet; thence run S.27°57'23".E along said Westerly line for a distance of 143.95 feet; thence run S.36°44'30". E along said Westerly line and the Southerly line of the aforementioned Official Record Book 1231, Page 1698 for a distance of 200.75 feet; thence run S.66°42'39".E along said Southerly line for a distance of 179.72 feet to the POINT OF BEGINNING.

LESS

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest 1/4 of the Southeast 1/4;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast 1/4 of the Southwest 1/4;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast 1/4 of the Southwest 1/4, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

PARCEL C

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of said Section 3; thence run S.00°01'22". E along the East line of the Southeast 1/4 of said Section 3 for a distance of 1310.86 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 3; thence run N.89°49'28". W along the North line of said South 1/2 of the Southeast 1/4 for a distance of 1472.77 feet to a point on the Westerly Right-of-Way line of Seaboard Coast Line Railroad, said point also being the POINT OF BEGINNING;

Thence continue N.89°49'28". W along the aforementioned North line of the South ½ of the Southeast ¼ for a distance of 110.34 feet to a point on a curve concave Southeasterly having a radius of 5847.10 feet and a chord bearing of S.37°23'38".W; thence run Southwesterly along the arc of said curve through a central angle of 05°53'34" for a distance of 601.36 feet; thence run S.34°26'51".W for a distance of 160.20 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19". W along said Westerly Right-of-Way line for a distance of 485.25 feet to a point on a curve concave Northwesterly having a radius of 4743.27 feet and a chord bearing of N.37°19'40".E, said point lying on the Easterly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 05°45'37" for a distance of 476.88 feet; thence run N.34°26'51".E along said Easterly Right-of-Way line for a distance of 164.12 feet to a point of curvature of a curve concave Southeasterly having a radius of 5894.38 feet; thence run Northeasterly along the arc of said curve through a central angle of 06°14'48" and said Easterly Right-of-Way line for a distance of 642.63 feet; thence run N.40°41'39".E along said Easterly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly have a radius of 4983.80 feet; thence run along the arc of said curve and said Easterly Right-of-Way

line through a central angle of 11°47'10" for a distance of 1025.21 feet; thence run N.52°28'50".E along said Easterly Right-of-Way line for a distance of 189.72 feet to a point on a line that lies 100.00 feet East and parallel with the East line of the Northeast 1/4 of the aforementioned Section 3, thence run S.00°03'51". E along said line for a distance of 99.01 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 2016.02 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL D

That part of Sections 3 and 10, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of said Section 3; thence run S.00°01'22". E along East line of the Southeast 1/4 of said Section 3 for a distance of 1371.86 feet to a point on the South line of the North 61.00 feet of the South ½ of the Southeast 1/4 of said Section 3, said point being the POINT OF BEGINNING.

Thence continues S.00°'01"22.E along said East line of the Southeast 1/4 for a distance of 853.82 feet to a point on the Northerly line of Hidden Lake, Phase II, Unit IV, as recorded in Plat Book 25, Pages 66 and 67 of the Public Records of Seminole County, Florida; thence run S.59°58'38". W along the Northerly line of said Hidden Lake, Phase II, Unit IV for a distance of 790.60 feet to the North line of Hidden Lake, Phase II, Unit III as recorded in Plat Book 25, Pages 64 and 65 of the Public Records of Seminole County, Florida; thence run N.89°57'30". W along the North line of said Hidden Lake, Phase II, Unit III and the North line of Hidden Lake Phase II, Unit I, as recorded in Plat Book 24, Pages 15 through 17 of the Public Records of Seminole County, Florida, for a distance of 1233.82 feet to the Northwest corner of said Hidden Lake Phase II, Unit I; thence run S.29°54'53".E along the Westerly line of said Hidden Lake Phase II, Unit I, for a distance of 601.56 feet to the Northeasterly corner of Ramblewood as recorded in Plat Book 23, Pages 7 and 8 of the Public Records of Seminole County, Florida; thence run S.60°06'21". W along the Northerly line of said Ramblewood for a distance of 1056.12 feet to the Northwesterly corner thereof; thence run S.89°56'37". W for a distance of 866.14 feet to a point on a curve concave Southeasterly having a radius of 1617.02 feet and a chord bearing of N.30°36'57".E, said point being on the Easterly Right-of-Way line of the Seaboard Coast Line Railroad; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 24°32'43" for a distance of 692.73 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 1466.77 feet; thence run S.83°42'28".E along said Easterly Right-of-Way line for a distance of 12.46 feet; thence run N.42°53'19". E along said Easterly Right-of-Way line for a distance of 868.93 feet to a point on the aforementioned South line of the North 61.00 feet of the South ½ of the Southeast 1/4 of Section 3; thence run S.89°49'28". E along said South line for a distance of 1447.64 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL E - S.O. Chase Parcel

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest 1/4 of the Southeast 1/4;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast 1/4 of the Southwest 1/4;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast 1/4 of the Southwest 1/4, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

LESS:

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of Section 3, Township 20 South, Range 30 East, and run S. 00°13'45" E. along the East line of said Northwest ¼ for a distance of 120.00 feet to the Southeast corner of lands described in Official Records Book 3122, Page 1138, of the Public Records of Seminole County, Florida, being on the Westerly line of Casa Verde Boulevard and the POINT OF BEGINNING; thence continue S. 00°13'45" E. along said rightof-way line for a distance of 150.82 feet to the point of curvature of a curve concave Northeasterly having a radius of 1188.16 feet and a central angle of 07°38'05"; thence run Southeasterly along the arc of said curve and said right-of-way line for a distance of 158.33 feet to the Northeast corner of Tract AA, CHASE GROVES UNIT 1, according to the Plat thereof, as recorded in Plat Book 44, Pages 24 through 28, of the Public Records; thence run N. 89°57'49" W. along the North line of said Tract AA and the North line of CHASE GROVES UNIT 3, as recorded in Plat Book 57, Pages 48 and 49. of said Public Records for a distance of 20.08 feet; thence run N. 00°02'52" E. along the East line of lands described in Official Records Book 2658, Page 926, of said Public Records and the Southerly prolongation thereof for a distance of 228.55 feet to the Northeast corner of said lands; thence run N. 89°57'08" W. along the North line of said lands for a distance of 385.00 feet to the Northwest corner thereof; thence run N. 00°02'52" E. along the Easterly right-of-way line of Lake Boulevard South (an 80' wide right-of-way) for a distance of 80.00 feet to the Southwest corner of the aforesaid Official Records Book 3122, Page 1138; thence run S. 89°57'49" E. along the South line of said Official Records Book 3122, Page 1138, for a distance of 393.06 feet to the POINT OF BEGINNING.

PUBLIC INPUT



"Gregg Chouinard" <greggc@lycos.com>

09/09/2003 08:09 PM Please respond to greggc To: TMatthews@co.seminole.fl.us

cc:

Subject: Corner of 46a, Casa Verde, & Lake Dr. Project

Mr Matthews,

I am writing you concerning the project that is being planned for the corner of 46a, Casa Verde & Lake Dr. My name is Gregg Chouinard and I live in Chase Groves and I would like any information that is available concerning this project. I spoke to a man today on the phone, I don't remember his name, but he directed me to you on this subject. Could you please contact me at your earliest convenience concerning this issue. My phone # 407-963-0817 and e-mail is greggc@lycos.com. Any information would be greatly appreciated. Thank You Gregg Chouinard 407-963-0817 greggc@lycos.com

Get advanced SPAM filtering on Webmail or POP Mail ... Get Lycos Mail! http://login.mail.lycos.com/r/referral?aid=27005



evydk@earthlink.net

09/19/2003 11:47 AM Please respond to evydk To: tmatthews@co.seminole.fl.us

cc:

Subject: Re-zoning

I am a Chase Grove home owner and are OPPOSED AND AGAINST rezoning of Lake Boulevard/Casa Verde corner of 46A and Casa Verde Blvd. P & Z Item #E Case#Z2003-029 Seminole County. Noise & air pollution, light pollution, crime & loitering, dumpster garbage truck traffic & pollution will destroy the values and quality of life for homeowners in Chase Groves. We have to put up with all the noice from the airplanes, we do not need any more pollution or noice in the neighborhood.

Sincerely, Evy French 749 Brightview Dr. Lake Mary



To: Jeffgre@aol.com

cc:

Subject: P & Z item #E, Case #Z2003-029

My name is Jeff Green and I am a resident of Chase Grove in Lake Mary. I wish to have my name put on record that I am against the re-zoning of property located on S/R 46A and Casa Verde Blvd from residential to commercial.

Thank you and please confirm.

Sincerely, **Jeffrey A. Green**Resident of Chase Groves



"Karen Culpepper" <kculpepper@cfl.rr.co

m>

cc: Subject: 46A rezoning

09/21/2003 05:46 PM

Mr. Matthews,

We are sending our opposition to the rezoning of the corner of 46A and Casa Verde from residential to commercial. Putting businesses in the middle of a residential area is definitely not in the best interests of the residents in this area. Please vote NO to granting this rezoning request.

To: <tmatthews@co.seminole.fl.us>

Sincerely, Karen and Bert Culpepper 2687 Adele PL Chase Groves



To: dmclain@co.seminole.fl.us cc: tmatthews@co.seminole.fl.us

Subject: Chase Groves

Mr. Mclain & Mr. Matthews;

It is my understanding that a meeting scheduled for October 1st regarding the rezoning of Lake Blvd/Casa Verde Blvd in Lake Mary (case #Z2003-029) was moved to September 17th without or with very few representatives of Chase Groves present to state their case. It is also my understanding that the rezoning was approved to make it commercial. If this is truly the case, I am highly outraged. This just proves that county government cares more about making money than about their citizens. Have you actually visited the area in question? If so, you would understand what a mess this is going to create. Traffic is already bad enough, and now you plan on putting businesses in there that will not only make it worse but create multiple problems with criminal element, trash, and noise. How are you going to prevent any of these problems? You aren't. You can't. Neither can the developer or owners of these proposed businesses. I would even venture to say the meeting was moved up to prevent an outpouring of opposition that you knew was coming. Mr. Mclain, as District Commissioner for Chase Groves, I would hope that you would have our best interests at heart, but that does not appear to be the case. Having the businesses on one side of the greenway and homes on the other was just fine. I can't imagine this move benefiting anyone but the developer. We do not need any pharmacies or anymore convenience stores nearby.

Since there doesn't appear to be any way to change this just know for the record I am one of many upset homeowners/tax payers. It's really too bad you must resort to sneak tactics (i.e. moving the meeting) to get what you want and avoid any opposition.

Tamara (Tami) Maroon 2550 Dwyer Lane Lake Mary, FL 32746



To: tmatthews@co.seminole.fl.us

CC:

Subject: RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

to Planned Co

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential to Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create:

NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

This would literally be in our backyard beyond our swimming pool and 6' fence.

Sincerely,

John R. and Victoria E. Lang 106 Brightview Drive, Lake Mary, FL 32746

(407) 688-9412

Send and receive larger attachments with Hotmail Extra Storage.



To: <TMATTHEWS@CO.SEMINOLE.FL.US>

CC:

Subject: OPPOSED to and AGAINST

Dear Mr. Matthews

I AM E MAILING YOU TO PLEASE VOTE AGAINST REZONING OUR NEIGHBOR ON LAKE BLVD/CASA VERDE

we moved here 2 yrs ago from broward county and we saw what happened to broward with all the commercial buildings we lived there a very long time and we thought it best to move up to seminole to be with our children as the yrs are gaining us on my father in law will be 96 in jan

hubby is 70 and we do not have the strenth to move again we moved here b cause of our kids

son lives at 114 brightview dr daughter lives at 118 brightview dr

and we live at 122 brightview dr

so you can clearly see why we need this communitey to stay as it is

my children have children and if they need to move $\,$ because it is so longer safe we all suffer us the kids and the $\,$ g/kids

im not even sure you will read this but please do not vote for the rezoning of the subject property to any type of commercial land use

thank you so much if you do get to read this

GOD BLESS

MRS.W,H.HILL 122 BRIGHTVIEW DR LAKE MARY,FLA 32746



To: Tony Matthews/Seminole@Seminole

cc:

Subject: (no subject)

Diane Merkt, Executive Assistant Commissioner Daryl G. McLain Chairman and District 5 Seminole County Board of Commissioners 407-665-7209 ph 407-665-7958 fax

---- Forwarded by Diane Merkt/Seminole on 09/24/2003 07:57 AM -----



Batsapp@aol.com

To: dmclain@co.seminole.fl.us

09/23/2003 04:48 PM

Subject: (no subject)

cc:

Mr. McLain:

I am writing to you regarding a land use amendment proposal that has currently come to my attention. Apparently there is a proposal that will rezone the $\ \ \,$

Southeast corner of Lake Blvd. and CR 46A in Sanford from a residential to a commercial zone. I have heard from different sources that Walgreens plans a store for this location.

As a lifelong Sanford/Seminole County resident I must express my extreme disapproval of the proverbial "commercial knife" being thrust into the heart of

this residential only area. County road 46A, west of Airport Blvd. has long been a residential reserve, if you will. Even in the City of Lake Mary, in

of its progression, the people have deemed it necessary to keep any rezoning from occurring on CR 46A.

My wife and I moved our family to the Crystal Lakes area over two years ago to get away from the growing commercial encroachment of our community. The streets in our neighborhood are relatively quiet and peaceful. That is the way

we would like to keep them. I am sure you would take the same view if someone proposed a strip mall or grocery store in your neighborhood. The quiet celery fields and orange groves would never be the same.

My concern, along with many others, regarding this matter is growing by the day. Not one individual I have spoken to supports a commercial rezone in this area. I have expressed my thoughts on this subject and thank you for your time. Your attention to the problem at hand will be greatly appreciated. Thank you once again.

Sincerely-Brady A. Sapp



Donatser@aol.com

09/23/2003 01:30 PM

 $\label{to:to:decomposition} \mbox{To: dmclain@co.seminole.fl.us, tmatthews@co.seminole.fl.us}$

CC:

Subject: rezoning

We are opposed to the re-zoning of the soutwest corner of 46A and Casa Verde Blvd. We feel that the re-zoning of this property will destroy the values and quality of life for homeowners in Chase Groves.

Thank you, Charles Conatser 203 Brightview Dr. Lake Mary, Fl. 32746 Darryl McClain
County Commission Chairperson
1101 E. First Street
Sanford, FL 32771

Dear Darryl:

As a homeowner in the Chase Groves subdivision of Chase Crossings, I recently attended two homeowner's association meetings regarding the rezoning of Dr. Hardwick's property on 46A. I am appalled at the misinformation being fed homeowners and equally dismayed by the wording in their petition. This group is running on emotion and not on logic. In their petition, they state the site would create a variety of nuisances. "NOISE & AIR POLLUTION" – no more than people in the neighborhood running their lawnmowers, weedeaters, un-muffled cars, 2 cycle scooters or the ever apparent 727's flying over as we are on the flight pattern into OSIA. "LIGHT POLLUTION" – many homes in our subdivision have flood lights. "CRIME & LOITERING" – this terminology is used to denote those persons from a less fortunate social status "INDUSTRIAL TYPE TRUCK DELIVERIES" – I witnessed these in my neighborhood over the weekend.... UPS, FED EX, ROOMS-TO-GO, SEARS.

I grew up in Sanford where neighborhood pharmacies & businesses were the norm & not detrimental to the neighborhood. Businesses still exist cohesively in Sanford within neighborhoods. Your business on Park Avenue is evidence of this.

Our neighborhood has experienced many at-home businesses including lawn services, locksmith services, Carpentry & home repair services, etc... so to imply a commercial enterprise at this location would devalue the neighborhood is contradictory to what currently exists or previously existed within our neighborhood.

Please keep an open mind regarding this rezoning as many homeowners within Chase Groves are not adversely effected to, nor are opposed to this proposed rezoning.

Regarding the alliance with Loch Arbor in this battle, I remember the battle between the residents of Loch Arbor and the developers of Chase Groves. This Loch Arbor residents were presented similar reasons for opposing the development of Chase Groves.

Thank you

Rob Crews 2642 Amaya Terrace Lake Mary, FL 32746 407-416-5971



joe burns <joeburns@yahoo.co m>

09/23/2003 12:41 PM

To: plandesk@co.seminole.fl.us

CC:

Subject: LANDFILL near the HIDDEN OAK ESTATES SUBDIVISION

SIR,

I want to add my support and that of my family to the discussion on the landfill project proposed in my neighborhood.

Unfortunately I and many of my neighbors were unable to attend but rest assured those who did represented us fairly.

The 100 families of hidden oak estates as well as the adjoining neighbors and subdivisions speak as one voice on this matter.

thank you, joseph burns

Do you Yahoo!?

Yahoo! SiteBuilder - Free, easy-to-use web site design software http://sitebuilder.yahoo.com

Kimberly & Todd Petersohn 2563 Dwyer Lane Lake Mary, FL 32746

September 24, 2003

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Blvd. / Casa Verde Re-Zone from Low Density Residential to Planned Commercial Development. Commercial development at the southwest corner of 46A and Casa Verde Blvd. P & Z Item # E. Case # Z2003-029. Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

We are Chase Groves homeowners and <u>oppose</u> the above stated rezoning of the subject property to any type of Commercial Land use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which backs up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, and Crystal Lake. A commercial use on that site would create noise and air pollution, light pollution, crime and loitering, constant traffic, commercial trash and industrial type truck deliveries, dumpster garbage truck traffic & pollution and destroy the values and quality of life for homeowner in Chase Groves.

Sincerely,

Kimberly & Todd Petersohn

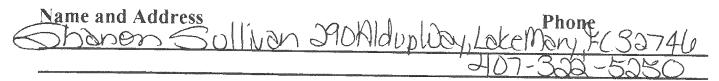
perf & Godd Peter

407-829-8254

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.



Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z. Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Te ffrey AND MAY CINDA SWIATEK 107-320-1975

TITULALLY 918 DELFINO PI CK MARYFL32746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planued Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED to and AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address
Arry Creed 2576 ACRWA CV. 407-688-9162

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address
Leanthony Davis 2532 Abacus at 4076887229

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

I.q

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

Sep 23 03 05:47p LeAnthony Davis 4073240091

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address
-Lohn G Kiploch 2532 Abricus Ct LAIG MARY 407 688 7308

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Phone

SharonArons

2527 Abacus Ct, LK MARY

407-302-3785

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmcla

dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209

Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

N	ame and Address	Phone
<u></u>	rig Ostrum 163 Brightview Dr.	407-688-2184
	lanel Ostron 163 Brightvien	Dr 407-688-2184

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Phone

402-302-3795

Floyd Anons

LAKE MANY FL 32746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner

dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209

Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

1	ame	and	Address	

Phone

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

dmclain@co.seminole.fl.us Daryl McLain, Chase Groves District 5 Commissioner

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209

Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address		Phone
Enrique Cuevas	5.	407-320-7038
2515 DWYER LA	Lake Hary Honda 32746	Cell 407 435-5415

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address				Phone
Manic and Address	0531	18 APUS	07	4073234585.
IVAN WEBB				
LAKE MARY	FL. 3274	-6		

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

dmclain@co.seminole.fl.us Daryl McLain, Chase Groves District 5 Commissioner

1101 E. First Street, Sanford, FL 32771

Fax Number: 407-665-7958 Phone: 407-665-7209

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Fax Number: 407-665-7385 Phone 407-665-7373

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and	Address	7		Phone
DIANE	BOHN	2559 DWYEN	R LANE	407-688-1595
CHARLES	BOHN	2559 DWYER	LANE	407-688 1595
			4	

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Tames Gilchrist

2848 Crofton Way
Luke Mary FL 32746

Phone 407-328-5367

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Phone

Vancssa mendez

407. 322. 3441

706 Brightview Dr., LK. Mary, FL 32746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are **OPPOSED** to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

RECEIVED

Name and Address

Phone

407-681-7575 407-687-7575

DANIEL H. VAUGHASR 25/1 ABACUS CT. LK. MAR, 32746 CYNThia S. VAUGHN 2511 ABACUS CT. LK. MARY FL. 37746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209

Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address MICHAEL + PHYLLES AR	Wastoff	Phone 407-330-0248
	the many Th	
7///200	t Action Required	

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
CARL L Delman	407- 330-318/
2793 Copper Ridge CT. Late	Mary, F1 32746
	/
Urgent Action F	<u>Required</u>

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dn

dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209

Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Name and Address
Mas. Maria PERELLI, 2823 Copper Ridge CT 447-328-1278

LAKE MARY, FL

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole,fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

MR. NEIL T. McCONVILLE 2823 COPPER Ridge CT.

MS. MARIA R. McCONVILLE LAKE MARY, FL 32746

Phone

407-328-1278

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

p. 1

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and

Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Phone

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Lo Density Residential Planning and Zoning Meeting Date: Wednesd y, October 1, 2003 at 7 PM.

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z200 3-029, Small scale plan amendment. Seminole County

THE VALUES AND QUALITY OF LIFE FOI HOMEOWNERS IN CHASE GROVES.

The undersigned Chase Groves homeowners a e OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commer ial Land Use. The quality of life in our fine deed restricted, residential community of Chase Gr ves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residen ial character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: I DISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAF! [C, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBA JE TRUCK TRAFFIC & POLLUTION AND DESTROY

Please deny this re zoning request. Thank you.

Tarcine_

Name and Address

Phone U07-322-013

Urge t Action Required

opposition to this rezoning is then publis record with his office.

Chase Groves Homeowners: Please sig, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning M eting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2 103 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. Mcl ain. Your registered phone call stating your

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner

dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209

Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373

Fax Number: 407-665-7385

issue. Remember to attend the re-zone meeting or Wednesday, October 1, 2003 at 7 PM.

Chase Groves Residents meetings scheduled for N inday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all cor pleted petitions, letters and other information regarding this

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address				Phon	e
Sheller	Durote	2542 Dwys	LN	Lake Hong	407-32,3710
Zamas	Dwarker.	2542 Durger			407.321-3710
$\overline{\mathcal{O}}$		9			CONSTRUCTION OF TERM OF THE PROPERTY OF THE PR

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Linda Duffee 2538 Dufer in late May 407-3300962

Linda Duffee 418 03

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P&Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	۲ م			I	Phone !		
Isac lolusio	Howe	WO 2510	Flotch Ct	Lake Hary FC	32746	407323	3454
Bibi lehourimodos	2510	Fletch	Ct Lake	Mary FC	32746	407323	3454
/ 			-	U		***************************************	mmoome@graps

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

PETITION Chase Groves HOA and Residents

- TO: Seminole County Planning and Zoning Commission
 Mr. Ben Tucker, Chairman
 Seminole County Board of Commissioners
 Mr. Daryl McLain, Chairman
- RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES. Please deny this re-zoning request. Thank you.

Name and Address	and the second s		P	hone/	e-mai	Pincessel
Thurse A Lynn	122	Beightvic	ew De	407	303	-8711
William Hill	11	Uci	. /	11	((<u>(j</u>
mach & Hill	11	· ,	11			(1
						and the same of th
	A-1-444-1					and the same of th
		The second secon			····	and the second s
						The state of the s

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address Shirtey a: Stools	1 701 a DA) · · · · · ·	Phone /	407-302-000;
Shirley Il Slove	- 126 allo	Place	· ·	
	Jake Ma		32746-	2342
		1		



To: tmatthews@co.seminole.fl.us

cc:

Subject: Re Zoning

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Michael F McKenna

114 Brightview Dr. Lake Mary, FL 32746 407 446-0777

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	WILLIAM H. HILL		Phone407-302-8711
Name and Address	122 BRIGHTVIEW	DRIVE	A ALVANO (C. P.
	LAILE MARY, FL	•	

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED to and AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
Gerald J Colombo	(407) 322-0807
175 Lake Blud	(407) 322-0807
Sanford, FL 32773	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address KichARD GEIBERT Phone

407-324-0501

2554 Duyer Come Lake Morry Fe 32746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Fax Number: 407-665-7385 Phone 407-665-7373

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E. Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED to and AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
C. J. RODELGUEZ	407-322-0807
175 LAKE BLVD:	SANFORD, FLA 32773

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

9-24-98; 8:59PM; ;914073023603

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are <u>OPPOSED</u> to and <u>AGAINST</u> the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address

Venn J. & Jegnette Hollings worth 407-324-1491

266 Clamasa Place Lane Mary Honda 32746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and
Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County
Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone			
SONNY ZAMOR	807-323.7686			
587 BRIGHTVIEW DR	LAKE-MARY FL. 32746			
Somme 30mm Urgent Action Required 9/21/2003				

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner

Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us

1101 E. First Street, Sanford, FL 32771

Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us

Attention: Tony Matthews

1101 E. First Street, Sanford, FL 32771

Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

Sep. 22 2003 10:37AM P1

FAX NO. : 4073237686

9/17/03 11:30 Am Chatherine Teeters 2686 Alomosa Place Calling to usic general opposition to Rezoning et Loke & Casa Vade